Village of Hoffman Estates

PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES   December 12, 2016

I.   Roll Call

Members in Attendance: **Karen Mills, Chairperson**
                                           Gayle Vandenbergh, Vice Chairperson
                                           Gary Stanton, Trustee
                                           Anna Newell, Trustee
                                           Gary Pilafas, Trustee
                                           Michael Gaeta, Trustee
                                           William D. McLeod, Village President

Management Team Members
in Attendance: **Jim Norris, Village Manager**
                                           Arthur Janura, Corporation Counsel
                                           Dan O'Malley, Deputy Village Manager
                                           Mark Koplin, Asst. Village Mgr., Dev. Services
                                           Mike Hankey, Director of Transportation
                                           Kevin Kramer, Director of Economic Dev.
                                           Peter Gugliotta, Director of Planning
                                           Alan Wenderski, Director of Engineering
                                           Patrick Seger, Director of HRM
                                           Patti Cross, Asst. Corporation Counsel
                                           Jeff Jorian, Fire Chief
                                           Ted Bos, Police Chief
                                           Joe Nebel, Director of Public Works
                                           Rachel Musiala, Director of Finance
                                           Fred Besenhoffer, Director of IS
                                           Ken Koop, Risk Manager
                                           Audra Marks, Asst. Director of HHS
                                           Jordan Lester, Administration Intern

The Planning, Building & Zoning Committee meeting was called to order at 7:10 p.m.

II.   Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Gaeta, to approve the Planning, Building & Zoning Committee meeting minutes of November 14, 2016. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

1.   **Request by Sanit Properties LLC (contract purchaser) for a courtesy review of a proposed Goddard School and approval of a waiver to the Meijer Development Agreement to allow the school to be located on Lot 3 of the Fountain Crossing Subdivision located on Barrington Road, north of Lakewood Boulevard.**

An item summary sheet from Peter Gugliotta & Jim Donohue was presented to Committee.

Barry Millman, Horizon Realty Services, and Levi Ottwell, Goddard Schools, addressed the Committee and provided an overview of the proposed Goddard School they are looking to construct on Lot 3 of the Fountain Crossing Subdivision located on Barrington Road, north of Lakewood Boulevard. They are requesting a waiver to suspend Section 2-B-1-ii of the Meijer Development Agreement to allow the construction and the waiver will only apply to Goddard School.

The proposed project includes a 9,600 square foot, single story building accommodating 140 students. The project cannot move forward without a waiver from the Meijer Development Agreement. Mr. Millman felt that the Fountain Crossing strip mall has not been successful in attracting retail uses and that the School would be a good alternative.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve a waiver to suspend Section 2-B-1-ii of the Meijer Development Agreement to allow a proposed Goddard School to be located on Lot 3 of the Fountain Crossing Subdivision. Roll call vote taken. Ayes: Vandenbergh, Newell, Gaeta. Nays: Mills, Stanton, Pilafas, McLeod. Motion failed.

2. **Request by Chander Badani Mata, LLC for a resolution supporting a Cook County Class 7C classification application for property tax assessment purposes for the site located at the southwest corner of Golf Road and Higgins Road.**

An item summary sheet from Kevin Kramer was presented to Committee.

Kevin Kramer addressed the Committee and reported that the owner of the shopping center would like to provide a lease to Ace Hardware for the space where the previous Tiger Direct was located, but due to high property taxes in conjunction with remodeling costs, the project is not feasible without the 7C classification. Class C designations are available in Cook County to encourage commercial property owners to reinvest and upgrade their existing buildings and sites. Real estate is eligible for a reduced level assessment for a five year period, with a potential five year renewal should the Village choose to support a requested 3-years, 15% in year 4, and 20% in year five. In year 6, it would return to the normal 25%. An Ace Hardware is a much needed retail use in the Village.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a resolution supporting a Cook County Class 7C classification application for property tax assessment purposes for the site located at the southwest corner of Golf Road and Higgins Road. Voice vote taken. All ayes. Motion carried.

3. **Request by Plum Grove Printers for a resolution supporting a Cook County Class 7C classification application for property tax assessment purposes for the site located at 2160 Stonington Avenue.**

An item summary sheet from Kevin Kramer was presented to Committee.

Peter Lineal, owner of Plum Grove Printers, addressed the Committee and is requesting a Class 7C classification in order to expand their business in Hoffman Estates and help with fire sprinkler retrofit costs.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve a resolution supporting a Cook County Class 7C classification application for property tax assessment purposes for the site located 2160 Stonington Avenue. Voice vote taken. All ayes. Motion carried.

4.   **Request by Petro Auto, LLC for a resolution supporting a Cook County Class C classification application for property tax assessment purposes for the site located at 1300 Higgins Road.**

An item summary sheet from Kevin Kramer was presented to Committee.

Chris Petrovich addressed the Committee and is requesting a Class C classification in order to remediate contaminated land and redevelop existing building and site. They do have a receipt from the Illinois EPA for a "No Further Remediation (NFR) Letter".

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a resolution supporting a Cook County Class C classification application for property tax assessment purposes for the site located 1300 Higgins Road. Voice vote taken. All ayes. Motion carried.

5.   **Request acceptance of Department of Development Services monthly report for Planning Division.**

The Department of Development Services monthly report for Planning Division was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

6.   **Request acceptance of Department of Development Services monthly report for Code Enforcement Division.**

The Department of Development Services monthly report for Code Enforcement Division was presented to Committee.

Peter Gugliotta reported that the rental program renewal forms have been sent out and payments are now accepted online.
Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

7.   **Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.**

The Department of Development Services monthly report for Economic Development and Tourism was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III.   President's Report

Mayor McLeod congratulated the Hoffman Redhawks football team on becoming 3-peat national champions and that a reception would be scheduled soon for them. Mayor read a few snow removal compliments he received and wished Trustee Newell a happy birthday. On Tuesday, December 6, Mayor attended a Webelos scout meeting and presented a Castella King proclamation. On Wednesday, December 7, he called into the NWMC Executive Committee, attended a DARE graduation at Thomas Jefferson School and a NWSRA ribbon cutting. On December 8, Mayor McLeod attended a 4th of July Commission meeting and on Friday, December 9, he attended a DARE graduation at Lincoln School. On Saturday, December 10, Mayor participated in Shop with a Cop and attended the Park District's Winter Fest.

IV.   Other

V.   Items in Review

VI.   Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 7:53 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

| Debbie Schoop, Executive Assistant | Date |